

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
019-008-014-00	S MILES RD	8/29/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$72,000
019-014-003-00	S CARLSON RD	3/14/2025	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$44,400
019-017-018-01	W SIDNEY RD	10/5/2023	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$22,000
019-022-038-00	W ORION TRL	6/30/2023	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$104,800
019-025-026-02		10/17/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$119,300
Totals:			\$869,000			\$869,000	\$362,500
							Sale. Ratio =>
							Std. Dev. =>

VACANT RES AG SALES USED FOR CONSUMERS STRIPS \$4800 APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
32.73	\$224,427	\$139,573	\$144,000	0.0	0.0	40.00	40.00
34.42	\$88,680	\$129,000	\$88,680	0.0	0.0	16.55	6.16
55.00	\$44,000	\$40,000	\$44,000	0.0	0.0	6.60	6.60
65.50	\$209,643	\$160,000	\$209,643	0.0	0.0	40.00	40.00
37.28	\$238,520	\$320,000	\$238,520	0.0	0.0	59.63	59.63
	\$805,270	\$788,573	\$724,843	0.0		162.78	152.39
41.71			Average			Average	
14.51			per FF=>	#DIV/0!		per Net Acre=>	4,844.41

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
#DIV/0!	\$3,489	\$0.08	0.00	'0001	2024R-07825		RESIDENTIAL
#DIV/0!	\$7,795	\$0.18	0.00	'0001	2025R-03355	019-014-002-00	RESIDENTIAL
#DIV/0!	\$6,061	\$0.14	0.00	'1000	2023R-09626		RESIDENTIAL
#DIV/0!	\$4,000	\$0.09	0.00	'0001	2023R-06812		AGRICULTURAL
#DIV/0!	\$5,366	\$0.12	0.00	'0001	2024R-09726		RESIDENTIAL

Average
per SqFt=> \$0.11

Gravel	Paved	Inspected Date	Class
1	0	07/31/2014	401
1	0	07/16/2010	402
0	0	05/30/2009	402
0	0	02/18/2010	102
0	0	07/10/2010	402
